



**\*\*DRAFT\*\***  
**(TO BE APPROVED AT THE 2016 AGM)**

**LATITUDE 49 RESORT PARK ASSOCIATION  
2015 ANNUAL GENERAL MEMBERSHIP MEETING MINUTES**

**DATE:** Saturday, June 13, 2015  
**PLACE:** Latitude 49 Club House  
**TIME:** 10:00 AM

**CALL TO ORDER**

President Don Schleuse called the meeting to order at 10:00 AM at the Latitude 49 Clubhouse. Registration began at 8:30 am where owners registered, received, and cast their vote ballots. The registration period ended at 10:00 am. President Schleuse stated that a quorum was reached.

**INTRODUCTION OF BOARD MEMBERS AND GUESTS**

Don Schleuse – President	Ken Gunderson – Vice President
Lynn Button – Secretary	Ann Archer - Treasurer
Jim Johnson – Director	Tess Allison - INTEGRA
Cindyrae Mehler – INTEGRA	Tiffany Holmes – INTEGRA
Katie Rockwood – INTEGRA	

**PRESIDENT’S REPORT**

President Schleuse mentioned the following improvements to the park during the past year:

- The roof to the Laundry/Game Room and the Pool/Maintenance Shop were replaced.
- The pickleball courts received permanent nets and posts which can be removed for winter storage.
- Three security cameras were installed. One at the firegate and two in the mail room.
- Cracks in the road were filled.
- The parking areas around the buildings were re-stripped.
- The wooden border around the playground equipment was replaced with concrete.
- An automatic chlorinator was installed for the hot tub. The hot tub will be refurbished in October of this year.
- A wireless connection link was installed from the front gate to the office.

President Schleuse stated the following projects would be completed next year:

- The trash compactor bin will be cleaned and repainted.
- We are researching the feasibility of replacing the playground equipment.

President Schleuse praised the efforts of the many volunteers who make the park and association enjoyable for all. It is these unselfish efforts that make the park a beautiful place. Of particular mention were the Architecture Committee, Activities Committee, Sandy Gunderson and Sue Wickersham for their common areas gardening, and web master Robin Button.

President Schleuse acknowledged the work and dedication of off-going board members Ann Archer and Jim Johnson. Both board members worked tirelessly. Ann Archer stated that she enjoyed her time on the board and with the activities committee. She stated that she would remain on the activities committee and reminded attendees that the AGM social was today between 4:00 to 6:00 pm. Ann also appealed to members to help with activities to include Wednesday Coffee, potlucks, etc. Jim Johnson also acknowledged his time on the board. Jim ensured that everyone knew the story about “Howard’s Little Helper” and with great flair, gave his keys to President Schleuse and Latitude 49 maintenance jacket to Cindyrae Mehler.

Reminder: The speed limit in the park is 10 mph and watch for children.

Reminder: Visit the park website for information and the FAQ pages.

Reminder: Please cleanup after dogs and control the barking of dogs for everyone’s peace.

Reminder: Automatic deposit forms for dues are available.

Reminder: Ensure the owner information form is current.

Reminder: Remember to number your lot so it can be easily read from the street. This helps identify your property in the event emergency services responders need to provide you with assistance.

Reminder: Please place appropriate items in the trash compactor. Recently we have had a vacuum, tile, etc. inappropriately placed in the compactor. Repair bills are costly and start at \$600 or more per repair.

President Schleuse stated that the Reserve Study has been recently updated as well as the annual audit. The Association is in great shape.

President Schleuse stated that the Fire Department would respond and replace the battery in your smoke alarm.

President Schleuse very briefly informed attendees about the Human Relations complaint filed by a park owner. Specifics of the complaint were not discussed based on advice of our attorney and the fact that the investigation is not completely closed.

## **TREASURER’S REPORT**

Tess Allison of Integra reviewed the proposed 2016 budget and reported on the line items in the budget document. She highlighted the following line items: legal expenses were higher due to a complaint filed by an owner with the Human Rights Commission; automobile expense is down; pond maintenance is now steady; security patrol expense is higher due to increased patrol time; pest control is up due to warmer weather; electrical expense is down due to the new lighting installed last year; and the natural gas account was divided into costs for the pool and for other facilities. Each owner was previously provided a line item copy of the proposed budget in the AGM packet.

Tess Allison reported that the reserve account would be 80% funded over the next 5 years.

Ann Archer stated that the reserve account is slightly over \$230,000 and that approximately \$203,000 is invested in short term AAA rated CD's.

**UNFINISHED BUSINESS:**

There was no unfinished business to report.

**NEW BUSINESS:**

There was no new business to report.

**VOTE:**

President Schleuse stated that a secret ballot vote would be taken to approve the 2016 operating budget, approve the June 14, 2014 AGM Minutes, and to elect three members to the Board of Directors.

President Schleuse stated that Don Smith, Roy Russell, and Coco Giacoline were appointed as tellers during the vote count.

The meeting was recessed at 10:47 am for the counting of the ballots and reconvened at 11:50 am.

**VOTE TALLY and REPORT of the BALLOT COMMITTEE;**

138 ballots were submitted and 137 ballots were eligible for the count. The result of the vote is as follows:

- Approval of the June 14, 2014 AGM minutes – approved with 136 yes and 1 no
- Approval of the 2016 operating budget – approved with 131 yes and 5 no
- Lynn Button, Henry Hays, and Gary Hall were elected to the Board of Directors for 2 years

Member Larry Dashiell made a motion to destroy ballots for the 2015 election after 30 days. Member Darrell Dunn seconded the motion. The motion carried.

There was no further business and the meeting was adjourned at 11:51 am.

Respectfully submitted,

*Lynn Button*  
Secretary